

BURGIN ATKINSON

& C O M P A N Y



32 Brixworth Way

, Retford, DN22 6TT

£315,000



LOVELY DETACHED FAMILY HOME - IDEAL LOCATION - 4 BEDROOMS - 2 RECEPTION ROOMS - 2 BATHROOMS AND GROUND FLOORW/C - KITCHEN WITH SEPERATE UTILITY ROOM - CONVERTED GARAGE PROVIDING EXTRA LIVING SPACE - AMPLE OFF STREET PARKING - REAR GARDEN - EPC D



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Description

A particularly well located property with nearby countryside walks and Chesterfield Canal on the doorstep. Ideal for family occupation, this property is situated just on the outskirts of Retford Town. Retford boasts an abundance of amenities including shops, supermarkets, local retailers and a market three days a week. Within close proximity to this property is a highly rated restaurant and pub, The Hop Pole of Retford. Retford Rail Station is positioned on the East Coast mainline and provides links to London in just one hour twenty five minutes as well as many other UK cities and towns. The A1 which provides easy access to the North and South of the country is just 10 minutes drive away.

This 4 bedroom accommodation commences with an entrance hall; off the entrance hall is the living room, which is light and airy being of a double aspect nature. To the other side of the entrance hall is a separate dining room, providing a formal entertaining space. Adjacent to this is the heart of the home, the kitchen, hosting a comprehensive range of base and wall units. The kitchen sink features a reverse osmosis water filtration system professionally fitted underneath and delivered by a separate tap. The kitchen also benefits from air conditioning. A utility room offers a side door with access to the rear garden. There is also a ground floor w/c and this completes the downstairs living space.

At first floor level, the accommodation radiates around the large landing with four bedrooms and the main family bathroom. The master bedroom features fitted wardrobes and a three piece en-suite bathroom with overhead shower, whilst the rest of the bedrooms utilise the main family bathroom. B3edroom two also benefits from air conditioning.

Externally, the property offers a double garage block which has been converted to create extra living space and is currently being utilised as a gym/games room but would make a great office, gym or mini bar! The garage also benefits from air conditioning. To the front of the property is a spacious driveway providing parking access for at least three vehicles. To the rear, the garden is enclosed and mostly laid to lawn with a patio area.

Viewings are advised for this property to appreciate the spacious yet homely feel this house has to offer.

Living Room 13'11" x 15'7" (4.26 x 4.77)

Dining Room 11'5" x 9'4" (3.50 x 2.85)

Kitchen 8'11" x 12'4" (2.72 x 3.77)

Utility Room 8'9" x 6'10" (2.69 x 2.10)

W/C 5'9" x 2'10" (1.76 x 0.88)

Master Bedroom 13'11" x 8'11" (4.26 x 2.74)

En-Suite 5'8" x 7'1" (1.74 x 2.16)

Bedroom Two 12'2" x 10'2" (3.73 x 3.10)

Bedroom Three 11'6" x 6'7" (3.52 x 2.02)

Bedroom Four 10'10" x 6'6" (3.32 x 1.99)

Bathroom 5'8" x 8'1" (1.75 x 2.47)

Converted Garage 15'6" x 15'10" (4.73 x 4.84)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

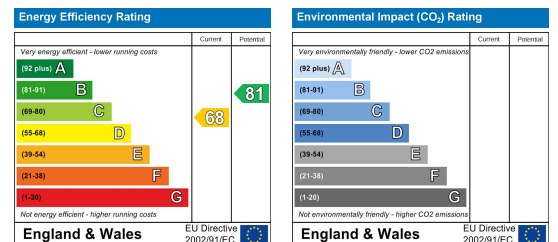
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.